

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
October 20, 2010**

CALL TO ORDER

A Regular meeting of the Planning and Zoning Commission was called to order at 6:04 PM, Wednesday, 2010, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Chairwoman Baker. Present were Chairwoman Baker, Commissioners Ken Keller, Bill Yinger, Jed Selby, Town Planner Shannon Haydin, and Deputy Town Clerk Jennifer Dixon.

ROLL CALL

Deputy Town Clerk Dixon proceeded with the roll call and declared a quorum.

PLEDGE OF ALLEGIANCE

Chairwoman Baker led in the Pledge of Allegiance.

AGENDA ADOPTION

Chairwoman Baker called for amendments to the agenda. Commissioner Selby wanted to add item C Street Tree Discussion and Item D Conflict of Interest Discussion. **Motion #1** by Commissioner Yinger, seconded by Commissioner Keller, to adopt the agenda as amended. Motion carried.

Approval of the Minutes

Chairwoman Baker called for approval of the September 15, 2010 minutes; there were no changes. **Motion #2** by Commissioner Selby, seconded by Commissioner Yinger, to adopt the minutes as presented. Motion carried.

PUBLIC COMMENT

Chairwoman Baker opened the public comment portion of the hearing at 6:09 PM.

With no other comments received, the public comment portion of the hearing closed at 6:09 PM

RESPONSE TO PUBLIC COMMENT

None.

NEW BUSINESS

A. Letter of Interest in a Position on the Planning and Zoning Commission from Mr. Estes Banks.

Chairwoman Baker asked Mr. Banks a series of questions created for prospective Planning and Zoning Commissioners.

The Planning Commission discussed Mr. Banks views on several Town Planning and Zoning related topics and the following motion was made

Motion #3 by Commissioner Keller, second by Commissioner Yinger, to recommend approval of Mr. Estes Banks as an Alternate to Planning and Zoning. Motion Carried

Interrupt meeting for IGA Discussion with Don Reimer due to Mr. Reimer's time constraints. Refer to Chaffee County Report.

B. Report from Commissioner Yinger and Commissioner Keller on the Colorado Chapter of the American Planning Association Annual Conference.

Commissioner's Keller and Yinger went over the Conference they attended. Many of the topics discussed and different Towns and Cities were represented. It was amazing how everyone was on the same page for green and sustainability. Several governmental agencies were there. Walk ability was discussed, also swells for trees. Several topics to discuss climate change, mixed use development, legislative updates, and tools for planners. Commissioner Keller sat in on an ethic's class for certified planners which were very interesting. There was discussion on walk ability and walk ability scores.

Chairwoman Baker called for a break at 8:13 p.m. and resumed at 8:17 pm

C. Street Tree Discussion

Commissioner Selby opened up the discussion regarding the meeting with the Tree Board. Commissioners Keller and Yinger also attended.

There was a discussion on trees regarding how the Planning and Zoning Commission could benefit from the expertise of the Tree Board. There was a joint work session suggested to figure a way to use the Adopt a tree program with bio swells and water taps to ensure the trees survival.

Commissioner Selby will present the Tree Presentation to the Planning and Zoning Commission during the next meeting and invite the Tree Board and the Beautification Committee and Trails Board to attend to share ideas.

D. Conflict of Interest Discussion

Chairwoman Baker brought up recent concerns raised by Trustee Steinauer wanting to remove Commissioner Selby from the P & Z commission because he felt developers have a conflict of interest. Mayor Benson asked Mr. Steinauer to discuss his concerns during staff interaction. Mayor Benson allowed Chairwoman Baker to speak during this time. She pointed out, for example, that the Town was thinking about adopting the Fire Code. The new code was discussed in P & Z and Commissioner Selby's expertise was valuable when he pointed out things that didn't make sense in the 2006 code. Ms. Baker added that business owners could be perceived to have a special interest. Ms. Baker asked where it would end. Ms. Baker said she stated that at no time has Commissioner Selby not recused himself when it was necessary due to personal gain. Planner Haydin stated that it is not on any future Board of Trustees agenda at this time. If it does become a movement to remove Commissioner Selby from the Planning and Zoning Commission then at that time Planning and Zoning should come forward and speak for or against.

OLD BUSINESS

None

CHAFFEE COUNTY REPORT

Don Reimer from the Chaffee County Planning Department came to discuss the Municipal Planning Area surrounding Buena Vista and the changes the Chaffee County Planning Department is making to their Zoning Code.

Mr. Reimer explained that, as proposed, that any proposed Subdivision in the Municipal Planning area would be processed as a PUD until an IGA is in place. Then the subdivision application would be processed in accordance with the IGA.

Planner Reimer went over the maps provided to the Commissioners.

After the discussion, it was decided that there would be a work session on October 26, 2010 at 10:00 a.m. to 2:00 p.m.

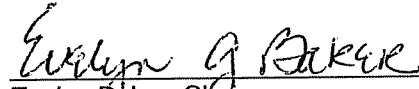
STAFF REPORT

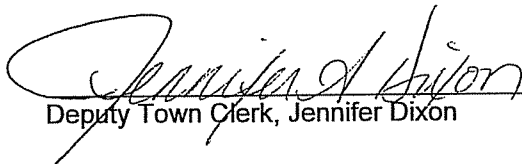
There was a discussion regarding Planner Haydin's position in Buena Vista and the possible restructure of the position of Town Planner to Development Coordinator Director.

ADJOURNMENT

Motion #4 by Commissioner Selby, seconded by Commissioner Keller, noting that there being no further business to come before the Board declared that the meeting be adjourned at 9:04 PM. Motion carried.

Respectfully submitted:


Evelyn Baker, Chairwoman


Deputy Town Clerk, Jennifer Dixon